ORDINANCE _____

AN ORDINANCE relating to the Seattle Existing Building Code, amending Chapter 22.110 to the Seattle Municipal Code to adopt by reference the 2009 International Existing Building Code; amending chapters 2, 4, 6 through 10, and chapters 12, 13 and 15 and Appendix A, adopting a new Chapter 1 related to administration, permitting and enforcement; and repealing Sections 2-13 of Ordinance 122529.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 22.110.010 of the Seattle Municipal Code, which section was last amended by Ordinance 122529, is amended as follows:

22.110.010 Adoption of International Existing Building Code((~~.~~))

The Seattle Existing Building Code consists of the following portions of the ((~~2006~~)) 2009 edition of the International Existing Building Code ((~~and errata published by the International Code Council~~)): Chapters 2 through 10, Chapters 12, 13, 15, and Appendix A, together with Chapter 1 and the amendments and additions adopted by ordinance. One copy of the ((~~2006~~)) 2009 International Existing Building Code is filed with the City Clerk in C.F**. ((**~~308937~~)) _____.

Section 2. The following is adopted as Chapter 1 of the Seattle Existing Building Code and reads as follows:

Chapter 1
ADMINISTRATION
SECTION 101
GENERAL

101.1 Title. This subtitle shall be known as the "Seattle Existing Building Code."

101.2 Applicability. If requested by the permit applicant, this code applies as a code alternate to Chapter 34 of the Seattle Building Code for alteration, change of occupancy, relocation of and additions to existing buildings as defined in Chapter 2.

Exceptions:

1. Buildings within the scope of the International Residential Code shall comply with the International Residential Code.

2. Buildings undergoing substantial alteration as defined in the Seattle Building Code shall comply with the Seattle Building Code.

3. Repairs shall comply with the Seattle Building Code.

4. Historic buildings shall comply with the Seattle Building Code.

101.2.1 Compliance with other codes. Although this code may apply as an alternate to Chapter 34 of the Seattle Building Code for alterations, changes of occupancy, relocation and additions to certain existing buildings, compliance with the applicable provisions of other codes, including but not limited to the *Washington State Energy Code with Seattle Amendments* and the *Seattle Electrical Code*, is also required.

[W] 101.2.2 Fire prevention. Except as specifically provided for in this Code, the provisions of the International Fire Code shall apply to matters affecting or relating to structures, processes and premises regarding:

1. The hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices;

2. conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and

3. the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

[W] 101.2.3 Buildings not previously occupied. A building or portion of a building that has not been previously occupied or used for its intended purpose in accordance with the laws in existence at the time of its completion shall comply with the provisions of the *International Building Code* for new construction or with any current permit for such occupancy.

101.2.4 Buildings previously occupied. The legal occupancy of any building existing on the date of adoption of this code is permitted to continue without change, except as specifically provided otherwise in this code, the *International Fire Code*, or the *Seattle Housing and Building Maintenance Code*, or as deemed necessary by the code official to correct an unsafe building. For the purpose of this section, "unsafe building" is not a mere lack of compliance with the current code.

101.3 Purpose.

101.3.1 General. The purpose of this code is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, quality of materials, occupancy, location and maintenance of certain existing buildings and structures within the City and certain equipment in those buildings, as specifically regulated herein.

101.3.2 Protection of the public. The purpose of this code is to provide for and promote the health, safety and welfare of the general public, and not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this code.

101.3.3 Flexibility. The intent of this code is to provide flexibility for the use of alternative approaches to achieve compliance with minimum requirements to safeguard the public health, safety and welfare insofar as they are affected by the alteration, change of occupancy, addition and relocation of certain existing buildings.

101.4 Internal Consistency. If in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive governs. If there is a conflict between a general requirement and a specific requirement, the specific requirement applies.

101.5 Referenced codes. The codes and standards referenced in this code are considered part of the requirements of this code to the extent prescribed by each such reference. If differences occur between provisions of this code and referenced codes and standards, the provisions of this code apply.

101.6 Appendices. Provisions in the appendices of the International Existing Building Code do not apply unless specifically adopted as part of this code with the exception of Appendix A, which is herein adopted.

101.7 Metric units. Wherever in this ordinance there is a conflict between metric units of measurement and English units, the English units govern.

101.8 Impracticality. In cases where total compliance with all the requirements of this code is impractical, the applicant may arrange a pre-design conference with the design team and the code official. The applicant shall identify design solutions and modifications that conform to Section 102.2 or 102.3. The code official may waive specific requirements in this code, which the code official determines to be impractical.

101.9 References to other codes. Whenever an International, National or Uniform Code is referenced in this code, it means the Seattle edition of that code, including local amendments. References to the "Building Code", "Residential Code", "Fire Code", "Mechanical Code" and "Plumbing Code" mean the Seattle editions of those codes.

SECTION 102
COMPLIANCE METHODS

102.1 Compliance methods. The addition to or alteration, change of occupancy, or relocation of existing buildings shall comply with one of the methods listed in Sections 102.1.1 through 102.1.3 selected by the applicant. Sections 102.1.1 through 102.1.3 shall not be applied in combination with each other. Where this code requires consideration of the seismic-force-resisting system of an *existing building* subject to *alteration*, *change of occupancy*, *addition* or relocation of *existing buildings*, the seismic evaluation and design shall be based on Section 102.1.4 regardless of which compliance method is used.

Exception: Subject to the approval of the *code official*, *alterations* complying with the laws in existence at the time the building or the affected portion of the building was built shall be considered in compliance with the provisions of this code unless the building is undergoing a *substantial alteration*. New structural members added as part of the *alteration* shall comply

with the *International Building Code*. *Alterations* of *existing buildings* in *flood hazard areas* shall comply with Section 601.3.

102.1.1 Prescriptive compliance method. To use the prescriptive compliance method, the repairs, alterations, additions, changes of occupancy and relocated buildings shall comply with *Seattle Building Code* Chapter 34.

102.1.2 Work area compliance method. To use the work area compliance method, the alterations, additions, changes of occupancy and relocated buildings shall comply with Chapters 4-10 and Chapter 12 of this code.

102.1.3 Performance compliance method. To use the performance compliance method, the alterations, additions, changes of occupancy and relocated buildings shall comply with Chapter 13 of this code.

102.1.4 Evaluation and design procedures. The seismic evaluation and design shall be based on the procedures specified in the *International Building Code*, ASCE 31 or ASCE 41. The procedures contained in Appendix A of this code shall be permitted to be used as specified in Section 102.1.4.1.

102.1.4.1 Compliance with IBC level seismic forces. Where compliance with the seismic design provisions of the *International Building Code* is required, the procedures shall be in accordance with one of the following:

1. One-hundred percent of the values in the International Building Code. Where the existing seismic force-resisting system is a type that can be designated as "Ordinary", values of R, Ω0, and Cd used for analysis in accordance with Chapter 16 of the International Building Code shall be those specified for structural systems classified as "Ordinary" in accordance with Table 12.2-1 of ASCE 7, unless it is demonstrated that the structural system will provide performance equivalent to that of a "Detailed", "Intermediate" or "Special" system.

2. Compliance with ASCE 41 using both the BSE-1 and BSE-2 earthquake hazard levels and the corresponding performance levels shown in Table 102.1.4.1.

TABLE 102.1.4.1
PERFORMANCE CRITERIA FOR IBC LEVEL SEISMIC FORCES OCCUPANCY

CATEGORY (Based on IBC Table 1604.5)	PERFORMANCE LEVEL FOR USE WITH ASCE 41 BSE-1 EARTHQUAKE HAZARD LEVEL	PERFORMANCE LEVEL FOR USE WITH ASCE 41 BSE-2 EARTHQUAKE HAZARD LEVEL
I	Life safety (LS)	Collapse prevention (CP)
II	Life safety (LS)	Collapse prevention (CP)

III	Note a	Note a
IV	Immediate occupancy (IO)	Life safety (LS)

a. Acceptance criteria for Occupancy Category III shall be taken as 80 percent of the acceptance criteria specified for Occupancy Category II performance levels, but need not be less than the acceptance criteria specified for Occupancy Category IV performance levels.

102.1.4.2 Compliance with reduced IBC level seismic forces. Where seismic evaluation and design is permitted to meet reduced *International Building Code* seismic force levels, the procedures used shall be in accordance with one of the following:

1. One-hundred percent of the values in the *International Building Code*. Where the existing seismic force-resisting system is a type that can be designated as "Ordinary", values of R, Ω_0, and C_d used for analysis in accordance with Chapter 16 of the *International Building Code* shall be those specified for structural systems classified as "Ordinary" in accordance with Table 12.2-1 of ASCE 7, unless it is demonstrated that the structural system will provide performance equivalent to that of a "Detailed", "Intermediate" or "Special" system.

2. Structures or portions of structures that comply with the requirements of the applicable chapter in Appendix A as specified in Items 2.1 through 2.5 shall be deemed to comply with this section.

2.1. The seismic evaluation and design of unreinforced masonry bearing wall buildings in Occupancy Category I or II are permitted to be based on the procedures specified in Appendix Chapter A1.

2.2. Seismic evaluation and design of the wall anchorage system in reinforced concrete and reinforced masonry wall buildings with flexible diaphragms in Occupancy Category I or II are permitted to be based on the procedures specified in Chapter A2.

2.3. Seismic evaluation and design of cripple walls and sill plate anchorage in residential buildings of light-frame wood construction in Occupancy Category I or II are permitted to be based on the procedures specified in Chapter A3.

2.4. Seismic evaluation and design of soft, weak, or open-front wall conditions in multiunit residential buildings of wood construction in Occupancy Category I or II are permitted to be based on the procedures specified in Chapter A4.

3. Compliance with ASCE 31 based on the applicable performance level as shown in Table 102.1.4.2. It shall be permitted to use the BSE-1 earthquake hazard level as defined in ASCE 41 and subject to the limitations in Item 4 below.

4. Compliance with ASCE 41 using the BSE-1 Earthquake Hazard Level and the performance level shown in Table 102.1.4.2. The design spectral response acceleration parameters S_{XS} and S_{X1} specified in ASCE 41 shall not be taken less than

75 percent of the respective design spectral response acceleration parameters S_{DS} and S_{D1} defined by the *International Building Code*.

TABLE 102.1.4.2
PERFORMANCE CRITERIA FOR REDUCED IBC LEVEL SEISMIC FORCES

CATEGORY (Based on IBC Table 1604.5)	PERFORMANCE LEVEL FOR USE WITH ASCE 31	PERFORMANCE LEVEL FOR USE WITH ASCE 41 BSE-1 EARTHQUAKE HAZARD LEVEL
I	Life safety (LS)	Collapse prevention (CP)
II	Life safety (LS)	Collapse prevention (CP)
III	Notes a, b	Note a
IV	Immediate occupancy (IO)	Immediate occupancy (IO)

a. Acceptance criteria for Occupancy Category III shall be taken as 80 percent of the acceptance criteria specified for Occupancy Category II performance levels, but need not be less than the acceptance criteria specified for Occupancy Category IV performance levels.

b. For Occupancy Category III, the ASCE 31 screening phase checklists shall be based on the life safety performance level.

102.2 Modifications. The code official may modify the requirements of this code for individual cases provided the code official finds: (1) there are practical difficulties involved in carrying out the provisions of this code; (2) the modification is in conformity with the intent and purpose of this code; and (3) the modification will provide a reasonable level of fire protection and structural integrity when considered together with other safety features of the building or other relevant circumstances. The code official may, but is not required to, record the approval of modifications and any relevant information in the files of the code official or on the approved permit plans.

102.3 Alternate Materials, Methods of Construction and Design. This code does not prevent the use of any material, design or method of construction not specifically allowed or prohibited by this code, provided the alternate has been approved and its use authorized by the *code official*.

The *code official* may approve an alternate, provided the code official finds that the proposed alternate complies with the provisions of this code, and that the alternate, when considered together with other safety features of the building or other relevant circumstances, will provide at least an equivalent level of strength, effectiveness, fire resistance, durability, safety and sanitation.

The *code official* may require that sufficient evidence or proof be submitted to reasonably substantiate any claims regarding the use or suitability of the alternate. The *code official* may, but is not required to, record the approval of modifications and any relevant information in the files of the building official or on the approved permit plans.

Section 3. The following sections of Chapter 2 of the International Existing Building Code, 2009 Edition, are amended as follows:

CHAPTER 2
DEFINITIONS

SECTION 201
GENERAL

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SECTION 202
GENERAL DEFINITIONS

ADDITION. An extension or increase in floor area, number of stories, or height of a building or structure.

ALTERATION. Any construction or renovation to an existing structure other than a *repair* or *addition*. Alterations are classified as Level 1, Level 2, and Level 3.

CHANGE OF OCCUPANCY. A change in the purpose or level of activity within a building that involves a change in application of the requirements of this code.

CODE OFFICIAL. The ((~~officer or other designated authority charged with the administration and enforcement of this code~~)) Director of the Department of Planning and Development and authorized representatives.

((~~DANGEROUS.~~ ~~Any building, structure or portion thereof that meets any of the conditions described below shall be deemed *dangerous*:~~

~~1. The building or structure has collapsed, partially collapsed, moved off its foundation or lacks the support of ground necessary to support it.~~

~~2. There exists a significant risk of collapse, detachment or dislodgment of any portion, member, appurtenance or ornamentation of the building or structure under service loads.~~))

EQUIPMENT OR FIXTURE. Any plumbing, heating, electrical, ventilating, air conditioning, refrigerating, and fire protection equipment, and elevators, dumb waiters, escalators, boilers, pressure vessels and other mechanical facilities or installations that are related to building services. Equipment or fixture shall not include manufacturing, production, or process equipment, but shall include connections from building service to process equipment.

EXISTING BUILDING. A building erected prior to the date of adoption of ((~~the appropriate~~)) this code, ((~~or~~)) one for which a ((~~legal building permit~~)) valid Certificate of Occupancy has been issued, or one that has passed a final inspection.

[B] FLOOD HAZARD AREA. The greater of the following two areas:

1. The area within a flood plain subject to a 1-percent or greater chance of flooding in any year.

2. The area designated as a *flood hazard area* on a community's flood hazard map, or otherwise legally designated.

HISTORIC BUILDING. ((~~Any building or structure that is listed in the State or National Register of Historic Places; designated as a historic property under local or state designation law or survey; certified as a contributing resource within a National Register listed or locally designated historic district; or with an opinion or certification that the property is eligible to be listed on the National or State Register of Historic Places either individually or as a contributing building to a historic district by the State Historic Preservation Officer or the Keeper of the National Register of Historic Places.~~)) A building or structure that has been nominated for designation under SMC 25.12.660 and the City Landmarks Preservation Board has not issued a determination regarding designation, or has been designated for preservation by the City Landmarks Preservation Board under SMC 25.12.660, that has been designated for preservation by the State of Washington, has been listed or determined eligible to be listed in the National Register of Historic Places, or is located in a landmark or special review district subject to a requirement to obtain a certificate of approval before making a change to the external appearance of a structure.

LOAD BEARING ELEMENT. Any column, girder, beam, joist, truss, rafter, wall, floor or roof sheathing that supports any vertical load in *addition* to its own weight or any lateral load.

NONCOMBUSTIBLE MATERIAL. A material that, under the conditions anticipated, will not ignite or burn when subjected to fire or heat. Materials that pass ASTM E 136 are considered noncombustible materials.

PRIMARY FUNCTION. A *primary function* is a major activity for which the facility is intended. Areas that contain a *primary function* include, but are not limited to, the customer services lobby of a bank, the dining area of a cafeteria, the meeting rooms in a conference center, as well as offices and other work areas in which the activities of the public accommodation or other private entity using the facility are carried out. Mechanical rooms, boiler rooms, supply storage rooms, employee lounges or locker rooms, janitorial closets, entrances, corridors and restrooms are not areas containing a *primary function*.

REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. A registered design professional engaged by the owner to review and coordinate certain aspects of the project, as determined by the *code official*, for compatibility with the design of the building or structure, including submittal documents prepared by others, deferred submittal documents and phased submittal documents.

REHABILITATION. Any work, as described by the categories of work defined herein, undertaken in an *existing building*.

REHABILITATION, SEISMIC. Work conducted to improve the seismic lateral force resistance of an *existing building*.

((**REPAIR.** The restoration to good or sound condition of any part of an *existing building* for the purpose of its maintenance.))

SEISMIC LOADING. The forces prescribed herein, related to the response of the structure to earthquake motions, to be used in the analysis and design of the structure and its components.

SUBSTANTIAL ALTERATION. Alterations that are subject to Section 3404.9 of the International Building Code.

[B] SUBSTANTIAL DAMAGE. For the purpose of determining compliance with the flood provisions of this code, damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

SUBSTANTIAL IMPROVEMENT. For the purpose of determining compliance with the flood provisions of this code, any *repair*, *alteration*, *addition*, or improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the structure, before the improvement or *repair* is started. If the structure has sustained *substantial damage*, any repairs are considered *substantial improvement* regardless of the actual *repair* work performed. The term does not, however, include either:

1. Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the *code official* and that is the minimum necessary to assure safe living conditions, or

2. Any *alteration* of a historic structure, provided that the *alteration* will not preclude the structure's continued designation as a historic structure.

((**SUBSTANTIAL STRUCTURAL DAMAGE.** A condition where:

1. In any story, the vertical elements of the lateral-force-resisting system have suffered damage such that the lateral load-carrying capacity of the structure in any horizontal direction has been reduced by more than 20 percent from its predamaged condition; or

2. The capacity of any vertical gravity load-carrying component, or any group of such components, that supports more than 30 percent of the total area of the structure's floor(s) and roof(s) has been reduced more than 20 percent from its predamaged condition and the remaining capacity of such affected elements, with respect to all dead and live loads, is less than 75 percent of that required by the *International Building Code* for new buildings of similar structure, purpose and location.))

TECHNICALLY INFEASIBLE. An *alteration* of a building or a facility that has little likelihood of being accomplished because the existing structural conditions require the removal or *alteration* of a load-bearing member that is an essential part of the structural frame or because other existing physical or site constraints prohibit modification or *addition* of elements, spaces, or features that are in full and strict compliance with the minimum requirements for new construction and that are necessary to provide accessibility.

UNSAFE. ((~~Buildings, structures or equipment that are unsanitary, or that are deficient due to inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or in which the structure or individual structural members meet the definition of "*Dangerous*," or that are otherwise *dangerous* to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance shall be deemed unsafe. A vacant structure that is not secured against entry shall be deemed unsafe.~~)) Structurally unsound, provided with inadequate egress, constituting a fire hazard, or otherwise dangerous to human life, or constituting a hazard to safety, health or public welfare because of inadequate maintenance, deterioration, instability, dilapidation, obsolescence, fire damage, abandonment or other causes.

WORK AREA. That portion or portions of a building consisting of all reconfigured spaces as indicated on the construction documents. Work area excludes other portions of the building where incidental work entailed by the intended work must be performed and portions of the building where work not initially intended by the owner is specifically required by this code. The boundary of the work area includes all spaces not physically separated from rooms or spaces where work is being performed.

Section 4. The following sections of Chapter 4 of the International Existing Building Code, 2009 Edition, are amended as follows:

CHAPTER 4
CLASSIFICATION OF WORK

SECTION 401
GENERAL

401.1 Scope. The provisions of this chapter shall be used in conjunction with Chapters 5 through 10 and 12 and shall apply to the *alteration*, ((~~*repair*,~~)) *addition* and *change of occupancy* of existing structures, including ((~~historic and~~)) moved structures((~~, as referenced in Section 101.5.2~~)). The work performed on an *existing building* shall be classified in accordance with this chapter.

401.1.1 Compliance with other alternatives. *Alterations*, ((~~*repair*,~~)) *additions* and changes of occupancy to existing structures shall comply with the provisions of Chapters 4 through 10 and Chapter 12 or with one of the alternatives provided in Section ((~~101.5~~)) 102.

****

SECTION 402
REPAIRS

402.1 Scope. ((~~*Repairs*, as defined in Chapter 2, include the patching or restoration or replacement of damaged materials, elements, equipment or fixtures for the purpose of maintaining such components in good or sound condition with respect to existing loads or performance requirements.~~

~~**402.2 Application.**~~)) *Repairs* shall comply with the provisions of Chapter ((~~5~~)) 34 of the *International Building Code*.

((~~402.3 Related work.~~ ~~Work on nondamaged components that is necessary for the required *repair* of damaged components shall be considered part of the *repair* and shall not be subject to the provisions of Chapter 6, 7, 8, 9 or 10.~~))

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SECTION 405
ALTERATION—LEVEL 3

[W] 405.1 Scope. Level 3 *alterations* apply where the *work area* exceeds 50 percent of the ((~~aggregate~~)) floor area of the building.

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SECTION 408
HISTORIC BUILDINGS

408.1 Scope. Historic buildings ((~~provisions~~)) shall comply with the Seattle Building Code. ((~~apply to buildings classified as historic as defined in Chapter 2.~~

~~408.2 Application.~~ ~~Except as specifically provided for in Chapter 11, historic buildings shall comply with applicable provisions of this code for the type of work being performed.~~))

***

Section 5. The following sections of Chapter 6 of the International Existing Building Code, 2009 Edition, are amended as follows:

CHAPTER 6
ALTERATIONS—LEVEL 1

SECTION 601
GENERAL

601.1 Scope. Level 1 alterations as described in Section 403 shall comply with the requirements of this chapter. ((~~Level 1 alterations to historic buildings shall comply with this chapter, except as modified in Chapter 11.~~))

***

SECTION 602
BUILDING ELEMENTS AND MATERIALS

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602.4 Materials and methods. All new work shall comply with materials and methods requirements in the *International Building Code*, ((~~*International Energy Conservation Code*~~)) *Washington State Energy Code with Seattle Amendments*, *International Mechanical Code*, and ((~~*International*~~)) *Uniform Plumbing Code*, as applicable, that specify material standards, detail of

installation and connection, joints, penetrations, and continuity of any element, component, or system in the building.

***

SECTION 604
MEANS OF EGRESS

604.1 General. Repairs shall ((~~be done in a manner that maintains the level of protection provided for the means of egress~~)) comply with the *International Building Code*.

***

SECTION 606
STRUCTURAL

***

606.2 Addition or replacement of roofing or replacement of equipment. Where addition or replacement of roofing or replacement of equipment results in additional dead loads, structural components supporting such reproofing or equipment shall comply with the gravity load requirements of the *International Building Code*.

Exceptions:

1. Structural elements where the additional dead load from the roofing or equipment is not increased by more than 5 percent.
2. Buildings constructed in accordance with the *International Residential Code* or the conventional light-frame construction methods of the *International Building Code* and where the dead load from the roofing or equipment is not increased by more than 5 percent.
3. Addition of a second layer of roof covering weighing 3 pounds per square foot (0.1437 kN/m2) or less over an existing, single layer of roof covering.

((~~**606.2.1 Wall anchors for concrete and masonry buildings.** Where a permit is issued for reroofing more than 25 percent of the roof area of a building assigned to Seismic Design Category D, E or F with a structural system consisting of concrete or reinforced masonry walls with a flexible roof diaphragm or unreinforced masonry walls with any type of roof diaphragms, the work shall include installation of wall anchors at the roof line to resist the reduced *International Building Code* level seismic forces as specified in Section ((101.5.4.2)) 102.1.4.1 of this code and design procedures of Section ((101.5.4)) 102.1.4, unless an evaluation demonstrates compliance of existing wall anchorage.~~))

606.3 Additional requirements for reroof permits. The requirements of this section shall apply to *alteration* work requiring reroof permits.

606.3.1 Bracing for unreinforced masonry parapets. Where a permit is issued for reroofing more than 25 percent of the roof area of a building assigned to Seismic Design Category D, E or F that has parapets constructed of unreinforced masonry, the work shall include installation of parapet bracing to resist the reduced *International Building Code* level seismic forces as specified in Section ((~~101.5.4~~)) 102.1.4.1 of this code, unless an evaluation demonstrates compliance of such items.

606.3.2 Roof diaphragms resisting wind loads in high wind regions. Where roofing materials are removed from more than 50 percent of the roof diaphragm of a building or section of a building located where the basic wind speed is greater than 90 mph or in a special wind region, as defined in Section 1609 of the *International Building Code*, roof diaphragms and connections that are part of the main wind-force resisting system shall be evaluated for the wind loads specified in the *International Building Code*, including wind uplift. If the diaphragms and connections in their current condition do not comply with those wind provisions, they shall be replaced or strengthened in accordance with the loads specified in the *International Building Code.*

***

SECTION 607
ENERGY CONSERVATION

607.1 Minimum requirements. Level 1 alterations to existing buildings or structures ((~~are permitted without requiring the entire building or structure to comply with the energy requirements of the *International Energy Conservation Code* or *International Residential Code*. The alterations shall conform to the energy requirements of the *International Energy Conservation Code* or *International Residential Code* as they relate to new construction only.~~)) shall comply with the *Washington State Energy Code with Seattle Amendments.*

Section 6. The following sections of Chapter 7 of the International Existing Building Code, 2009 Edition, are amended as follows:

CHAPTER 7
ALTERATIONS—LEVEL 2

SECTION 701
GENERAL

***

701.3 Compliance. All new construction elements, components, systems, and spaces shall comply with the requirements of the *International Building Code*.

Exceptions:

1. Windows may be added without requiring compliance with the light and ventilation requirements of the *International Building Code*.

2. Newly installed electrical equipment shall comply with the ((~~requirements of Section 708~~)) *Seattle Electrical Code*.

3. The length of dead-end corridors in newly constructed spaces shall only be required to comply with the provisions of Section 705.6.

4. The minimum ceiling height of the newly created habitable and occupiable spaces and corridors shall be 7 feet (2134 mm).

5. Automatic sprinkler systems are required when new dwelling units are added to buildings according to Items 5.1 through 5.6 below. This exception is permitted to be used to add one unit over the life of the building.

5.1 One unit is permitted to be added to a residential or commercial building without an automatic sprinkler system unless sprinklers are otherwise required by this section. If more than one unit is added, the new units shall be equipped with a sprinkler system.

5.2 In buildings that do not comply with the provisions of this code for number of stories, allowable area, height or type of construction before the unit is added, an automatic sprinkler system shall be provided in the new unit. The addition of the new unit shall not be allowed if it increases the nonconformity.

5.3 In buildings undergoing substantial alteration, an automatic sprinkler system is required where required by this code for new construction.

5.4 One unit is permitted to be added to an existing duplex without an automatic sprinkler system where both of the following conditions are met:

5.4.1 The project is considered a substantial alteration only because of the change in occupancy; and

5.4.2 The building complies with the requirements for building height and number of stories for a Group R-2 occupancy.

5.5 Where one unit is added to an existing duplex, sprinklers are required in the new unit and not in the existing units where all of the following conditions are met:

5.5.1 The existing duplex does not comply with the requirements for building height and story count for a Group R-2 occupancy;

5.5.2 The project is considered a substantial alteration only because of the change in occupancy;

5.5.3 The new unit is constructed as an addition to the duplex;

5.5.4 The new unit is separated from the existing duplex by a fire wall; and

5.5.5 The addition by itself complies with the requirements for a Group R-2 occupancy.

5.6 A sprinkler system is not required when a Group U occupancy that is accessory to a Group R-3 occupancy is converted to a dwelling unit.

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SECTION 704
FIRE PROTECTION

[W] 704.1 Scope. The requirements of this section shall be limited to work areas in which Level 2 alterations are being performed, and where specified they shall apply throughout the floor on which the work areas are located or otherwise beyond the work area.

Exception:, The fire code official may modify or waive the fire protection requirements for Level 2 alteration projects in which the fire protection requirements constitute an excessive burden.

704.1.1 Corridor ratings. Where an approved automatic sprinkler system is installed throughout the story, the required fire-resistance rating for any corridor located on the story shall be permitted to be reduced in accordance with the *International Building Code*. In order to be considered for a corridor rating reduction, such system shall provide coverage for the stairwell landings serving the floor and the intermediate landings immediately below.

[W] 704.2 Automatic sprinkler systems. Automatic sprinkler systems shall be provided in accordance with the requirements of Sections 704.2.1 through 704.2.5. Installation requirements shall be in accordance with the International ((~~Building Code~~)) Fire Code and NFPA 13 or NFPA 13R.

704.2.1 High-rise buildings. In high-rise buildings, work areas that have exits or corridors shared by more than one tenant or that have exits or corridors serving an occupant load greater than 30 shall be provided with automatic sprinkler protection in the entire *work area* where the *work area* is located on a floor that has a sufficient sprinkler water supply system from an existing standpipe or a sprinkler riser serving that floor.

704.2.1.1 Supplemental automatic sprinkler system requirements. Where the *work area* on any floor exceeds 50 percent of that floor area, Section 704.2.1 shall apply to the entire floor on which the *work area* is located.

Exception: Tenant spaces that are entirely outside the *work area*.

704.2.2 Groups A, B, E, F-1, H, I, M, R-1, R-2, R-4, S-1 and S-2. In buildings with occupancies in Groups A, B, E, F-1, H, I, M, R-1, R-2, R-4, S-1 and S-2, work areas that have exits or corridors shared by more than one tenant or that have exits or corridors serving an occupant load greater than 30 shall be provided with automatic sprinkler protection where all of the following conditions occur:

1. The *work area* is required to be provided with automatic sprinkler protection in accordance with the *International Building Code* as applicable to new construction;
2. The *work area* exceeds 50 percent of the floor area; and
3. The building has sufficient municipal water supply for design of a fire sprinkler system available to the floor without installation of a new fire pump.

704.2.2.1 Mixed uses. In work areas containing mixed uses, one or more of which requires automatic sprinkler protection in accordance with Section 704.2.2, such protection shall not be required throughout the *work area* provided that the uses requiring such protection are separated from those not requiring protection by fire-resistance-rated construction having a minimum 2-hour rating for Group H and a minimum 1-hour rating for all other occupancy groups.

704.2.3 Windowless stories. Work located in a windowless story, as determined in accordance with the *International Building Code*, shall be sprinklered where the *work area* is required to be

sprinklered under the provisions of the *International Building Code* for newly constructed buildings and the building has a sufficient municipal water supply without installation of a new fire pump.

704.2.4 Other required suppression systems. In buildings and areas listed in Table 903.2.11.6 of the *International Building Code*, *work areas* that have exits or corridors shared by more than one tenant or that have exits or corridors serving an occupant load greater than 30 shall be provided with sprinkler protection under the following conditions:

1. The *work area* is required to be provided with automatic sprinkler protection in accordance with the *International Building Code* applicable to new construction; and

2. The building has sufficient municipal water supply for design of a fire sprinkler system available to the floor without installation of a new fire pump.

704.2.5 Supervision. Fire sprinkler systems required by this section shall be supervised by one of the following methods:

1. Approved central station system in accordance with NFPA 72;

2. Approved proprietary system in accordance with NFPA 72;

3. Approved remote station system of the jurisdiction in accordance with NFPA 72; or

4. When approved by the *code official*, approved local alarm service that will cause the sounding of an alarm in accordance with NFPA 72.

Exception: Supervision is not required for the following:

1. Underground gate valve with roadway boxes.

2. Halogenated extinguishing systems.

3. Carbon dioxide extinguishing systems.

4. Dry and wet chemical extinguishing systems.

5. Automatic sprinkler systems installed in accordance with NFPA 13R where a common supply main is used to supply both domestic and automatic sprinkler systems and a separate shutoff valve for the automatic sprinkler system is not provided.

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SECTION 707
STRUCTURAL

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707.6 Voluntary lateral-force-resisting system alterations. Alterations of existing structural elements and *additions* of new structural elements that are initiated for the purpose of increasing the lateral-force-resisting strength or stiffness of an existing structure and that are not required by other sections of this code shall not be required to be designed for forces conforming to the *International Building Code*, provided that an engineering analysis is submitted to show that:

1. The capacity of existing structural elements required to resist forces is not reduced;

2. The lateral loading to existing structural elements is not increased either beyond their capacity or more than 10 percent;

3. New structural elements are detailed and connected to the existing structural elements as required by the *International Building Code*;

4. New or relocated nonstructural elements are detailed and connected to existing or new structural elements as required by the *International Building Code*; and

5. ((~~A *dangerous*~~)) An *unsafe* condition as defined in this code is not created. Voluntary alterations to lateral-force-resisting systems conducted in accordance with Appendix A and the referenced standards of this code shall be permitted.

707.7 Wall anchors for concrete and masonry buildings. Where more than 25 percent of the roof sheathing will be replaced on a building assigned to Seismic Design Category D, E or F with a structural system consisting of concrete or reinforced masonry walls with a flexible roof diaphragm or unreinforced masonry walls with any type of roof diaphragms, the work shall include installation of wall anchors at the roof line to resist the reduced *International Building Code* level seismic forces as specified in Section 102.1.4.1 of this code and design procedures of Section 102.1.4, unless an evaluation demonstrates compliance of existing wall anchorage.

SECTION 708
ELECTRICAL

708.1 Electrical work. Electrical work in Level 2 alterations shall comply with the *Seattle Electrical Code.* ((~~**New installations.** All newly installed electrical equipment and wiring relating to work done in any *work area* shall comply with the materials and methods requirements of Chapter 5.~~

~~**Exception:** Electrical equipment and wiring in newly installed partitions and ceilings shall comply with all applicable requirements of NFPA 70.~~

~~**708.2 Existing installations.** Existing wiring in all work areas in Group A-1, A-2, A-5, H, and I occupancies shall be upgraded to meet the materials and methods requirements of Chapter 5.~~

~~**708.3 Residential occupancies.** In Group R-2, R-3, and R-4 occupancies and buildings regulated by the *International Residential Code*, the requirements of Sections 708.3.1 through 708.3.7 shall be applicable only to work areas located within a dwelling unit.~~

~~**708.3.1 Enclosed areas.** All enclosed areas, other than closets, kitchens, basements, garages, hallways, laundry areas, utility areas, storage areas, and bathrooms shall have a minimum of two duplex receptacle outlets or one duplex receptacle outlet and one ceiling or wall-type lighting outlet.~~

~~**708.3.2 Kitchens.** Kitchen areas shall have a minimum of two duplex receptacle outlets.~~

~~**708.3.3 Laundry areas.** Laundry areas shall have a minimum of one duplex receptacle outlet located near the laundry equipment and installed on an independent circuit.~~

~~**708.3.4 Ground fault circuit interruption.** Newly installed receptacle outlets shall be provided with ground fault circuit interruption as required by NFPA 70.~~

~~**708.3.5 Minimum lighting outlets.** At least one lighting outlet shall be provided in every bathroom, hallway, stairway, attached garage, and detached garage with electric power, and to illuminate outdoor entrances and exits.~~

~~**708.3.6 Utility rooms and basements.** At least one lighting outlet shall be provided in utility rooms and basements where such spaces are used for storage or contain equipment requiring service.~~

~~**708.3.7 Clearance for equipment.** Clearance for electrical service equipment shall be provided in accordance with the NFPA 70.~~))

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SECTION 710
PLUMBING

710.1 Minimum fixtures. Where the occupant load of the story is increased by more than 20 percent, plumbing fixtures for the story shall be provided in quantities specified in the ((~~*International*~~)) *Uniform Plumbing Code* based on the increased occupant load.

SECTION 711
ENERGY CONSERVATION

711.1 Minimum requirements. Level 2 *alterations* to existing buildings or structures ((~~are permitted without requiring the entire building or structure to comply with the energy requirements of the *International Energy Conservation Code* or *International Residential Code*. The *alterations* shall conform to the energy requirements of the *International Energy Conservation Code* or *International Residential Code* as they relate to new construction only.~~)) shall comply with the *Washington State Energy Code with Seattle Amendments*.

Section 7. The following sections of Chapter 8 of the International Existing Building Code, 2009 Edition, are amended as follows:

CHAPTER 8
ALTERATIONS—LEVEL 3

~~***~~

SECTION 802
SPECIAL USE AND OCCUPANCY

802.1 High-rise buildings. Any building having occupied floors more than 75 feet (22 860 mm) above the lowest level of fire department vehicle access shall comply with the requirements of Sections 802.1.1 and 802.1.2.

802.1.1 Recirculating air or exhaust systems. When a floor is served by a recirculating air or exhaust system with a capacity greater than 15,000 cubic feet per minute (701 m3/s), that system shall be equipped with approved smoke
and heat detection devices installed in accordance with the *International Mechanical Code*.

802.1.2 Elevators. ((~~Where there is an elevator or elevators for public use, at least one elevator serving the *work area* shall comply with this section. Existing elevators with a travel distance of 25 feet (7620 mm) or more above or below the main floor or other level of a building and intended to serve the needs of emergency personnel for fire-fighting or rescue purposes shall be~~

~~provided with emergency operation in accordance with ASME A17.3. New elevators shall be provided with Phase I emergency recall operation and Phase II emergency in-car operation in accordance with ASME A17.1.~~)) Elevators and other conveyances shall comply with the *International Building Code*.

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SECTION 803
BUILDING ELEMENTS AND MATERIALS

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803.2 Fire partitions in Group R-3. Fire separation in Group R-3 occupancies shall be in accordance with Section 803.2.1.

803.2.1 Separation required. Where the *work area* is in any attached dwelling unit in Group R-3 or any multiple single family dwelling (townhouse), walls separating the dwelling-units that are not continuous from the foundation to the underside of the roof sheathing shall be constructed to provide a continuous fire separation using construction materials consistent with the existing wall or complying with the requirements for new structures. All work shall be performed on the side of the dwelling unit wall that is part of the *work area*.

Exception: Where *alterations* ((~~or *repairs*~~)) do not result in the removal of wall or ceiling finishes exposing the structure, walls are not required to be continuous through concealed floor spaces.

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SECTION 807
STRUCTURAL

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((~~807.4 Structural alterations.~~ ~~All structural elements of the lateral-force-resisting system in buildings undergoing Level 3 structural alterations or buildings undergoing Level 2 alterations as triggered by Section 707.5 shall comply with this section.~~

~~Exceptions:~~

~~1. Buildings of Group R occupancy with no more than five dwelling or sleeping units used solely for residential purposes that are altered based on the conventional light-frame construction methods of the *International Building Code* or in compliance with the provisions of the *International Residential Code*.~~

~~2. Where such *alterations* involve only the lowest story of a building and the *change of occupancy* provisions of Chapter 9 do not apply, only the lateral-force-resisting components in and below that story need comply with this section.~~

~~807.4.1 Evaluation and analysis.~~ ~~An engineering evaluation and analysis that establishes the structural adequacy of the altered structure shall be prepared by a registered design professional and submitted to the *code official*.~~

~~807.4.2 Substantial structural alteration.~~ ~~Where more than 30 percent of the total floor and roof areas of the building or structure have been or are proposed to be involved in structural~~

~~*alteration* within a 12-month period, the evaluation and analysis shall demonstrate that the altered building or structure complies with the *International Building Code* for wind loading and with reduced *International Building Code* level seismic forces as specified in Section 101.5.4.2 for seismic loading. For seismic considerations, the analysis shall be based on one of the procedures specified in Section 101.5.4. The areas to be counted toward the 30 percent shall be those areas tributary to the vertical load-carrying components, such as joists, beams, columns, walls and other structural components that have been or will be removed, added or altered, as well as areas such as mezzanines, penthouses, roof structures and in-filled courts and shafts.~~

~~**807.4.3 Limited structural alteration.** Where not more than 30 percent of the total floor and roof areas of the building are involved in structural *alteration* within a 12-month period, the evaluation and analysis shall demonstrate that the altered building or structure complies with the loads applicable at the time of the original construction or of the most recent substantial structural *alteration* as defined by Section 807.4.2. Any existing structural element whose seismic demand-capacity ratio with the *alteration* considered is more than 10 percent greater than its demand-capacity ratio with the *alteration* ignored shall comply with the reduced *International Building Code* level seismic forces as specified in Section 101.5.4.2.~~))

SECTION 808
ENERGY CONSERVATION

808.1 Minimum requirements. Level 3 alterations to existing buildings or structures ((~~are permitted without requiring the entire building or structure to comply with the energy requirements of the *International Energy Conservation Code* or *International Residential Code*. The alterations shall conform to the energy requirements of the *International Energy Conservation Code* or *International Residential Code* as they relate to new construction only.~~)) shall comply with the *Washington State Energy Code with Seattle Amendments*.

Section 8. The following sections of Chapter 9 of the International Existing Building Code, 2009 Edition, are amended as follows:

CHAPTER 9
CHANGE OF OCCUPANCY

SECTION 901
GENERAL

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901.2 Change in occupancy with no change of occupancy classification. A change in occupancy, as defined in Section 202, with no *change of occupancy* classification shall not be made to any structure that will subject the structure to any special provisions of the applicable *International Codes*, including the provisions of Sections 902 through 911, without the approval of the *code official*. A certificate of occupancy shall be issued where it has been determined that the requirements for the change in occupancy have been met.

901.2.1 ((~~**Repair and alteration**~~)) **Alteration with no change of occupancy classification.** Any ((~~*repair or alteration*~~)) work undertaken in connection with a *change of occupancy* that does not involve a *change of occupancy* classification shall conform to the applicable requirements for the work as classified in Chapter 4 and to the requirements of Sections 902 through 911.

((~~**Exception:** As modified in Section 1105 for historic buildings.~~))

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SECTION 907
STRUCTURAL

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907.3 Seismic loads. Existing buildings with a *change of occupancy* shall comply with the seismic provisions of Sections 907.3.1 and 907.3.2.

907.3.1 Compliance with the International Building Code level seismic forces. Where a building or portion thereof is subject to a *change of occupancy* that results in the building being assigned to a higher occupancy category based on Table 1604.5 of the *International Building Code*; or where such *change of occupancy* results in a reclassification of a building to a higher hazard category as shown in Table 912.4; or where a change of a Group M occupancy to a Group A, E, I-1, R-1, R-2 or R-4 occupancy with two-thirds or more of the floors involved in Level 3 *alteration* work, the building shall comply with the requirements for *International Building Code* level seismic forces as specified in Section ((~~101.5.4.1~~)) 102.1.4.1 for the new occupancy category.

Exceptions:

1. Group M occupancies being changed to Group A, E, I-1, R-1, R-2 or R-4 occupancies for buildings less than six stories in height and in Seismic Design Category A, B or C.
2. Where approved by the *code official*, specific detailing provisions required for a new structure are not required to be met where it can be shown that an equivalent level of performance and seismic safety is obtained for the applicable occupancy category based on the provision for reduced *International Building Code* level seismic forces as specified in Section ((~~101.5.4.2~~)) 102.1.4.1.
3. Where the area of the new occupancy with a higher hazard category is less than or equal to 10 percent of the total building floor area and the new occupancy is not classified as Occupancy Category IV. For the purposes of this exception, buildings occupied by two or more occupancies not included in the same occupancy category, shall be subject to the provisions of Section 1604.5.1 of the *International Building Code*. The cumulative effect of the area of occupancy changes shall be considered for the purposes of this exception.
4. Unreinforced masonry bearing wall buildings in Occupancy Category III when assigned to Seismic Design Category A or B shall be allowed to be strengthened to meet the requirements of Appendix Chapter A1 of this code [Guidelines for the Seismic Retrofit of Existing Buildings (GSREB)].

907.3.2 Access to Occupancy Category IV. Where a *change of occupancy* is such that compliance with Section 907.3.1 is required and the building is assigned to Occupancy Category IV, the operational access to the building shall not be through an adjacent structure, unless that structure conforms to the requirements for Occupancy Category IV structures. Where operational access is less than 10 feet (3048 mm) from either an interior lot line or from another structure, access protection from potential falling debris shall be provided by the owner of the Occupancy Category IV structure.

SECTION 908
ELECTRICAL

908.1 ((~~Special occupancies~~)) Electrical work. Where the occupancy of an *existing building* or part of an *existing building* is changed ((~~to one of the following special occupancies as described in NFPA 70,~~)) the electrical wiring and equipment of the building or portion thereof that contains the proposed occupancy shall comply with the applicable requirements of the *Seattle Electrical Code* ((~~NFPA 70 whether or not a *change of occupancy* group is involved:~~

~~1. Hazardous locations.~~

~~2. Commercial garages, *repair*, and storage.~~

~~3. Aircraft hangars.~~

~~4. Gasoline dispensing and service stations.~~

~~5. Bulk storage plants.~~

~~6. Spray application, dipping, and coating processes.~~

~~7. Health care facilities.~~

~~8. Places of assembly.~~

~~9. Theaters, audience areas of motion picture and television studios, and similar locations.~~

~~10. Motion picture and television studios and similar locations.~~

~~11. Motion picture projectors.~~

~~12. Agricultural buildings.~~

~~**908.2 Unsafe conditions.** Where the occupancy of an *existing building* or part of an *existing building* is changed, all unsafe conditions shall be corrected without requiring that all parts of the electrical system comply with NFPA 70.~~

~~**908.3 Service upgrade.** Where the occupancy of an *existing building* or part of an *existing building* is changed, electrical service shall be upgraded to meet the requirements of NFPA70 for the new occupancy.~~

~~**908.4 Number of electrical outlets.** Where the occupancy of an *existing building* or part of an *existing building* is changed, the number of electrical outlets shall comply with NFPA 70 for the new occupancy.~~))

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SECTION 910
PLUMBING

910.1 Increased demand. Where the occupancy of an *existing building* or part of an *existing building* is changed such that the new occupancy is subject to increased or different plumbing fixture requirements or to increased water supply requirements in accordance with the ((~~*International*~~)) *Uniform Plumbing Code*, the new occupancy shall comply with the intent of the respective *International Building Code* and *Uniform Plumbing Code* provisions.

910.2 Food-handling occupancies. If the new occupancy is a food-handling establishment, all existing sanitary waste lines above the food or drink preparation or storage areas shall be panned or otherwise protected to prevent leaking pipes or condensation on pipes from contaminating food or drink. New drainage lines shall not be installed above such areas and shall be protected in accordance with the ((~~*International*~~)) *Uniform Plumbing Code.*

910.3 Interceptor required. If the new occupancy will produce grease or oil-laden wastes, interceptors shall be provided as required in the ((~~*International*~~)) *Uniform Plumbing Code*.

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910.5 Group I-2. If the occupancy group is changed to Group I-2, the plumbing system shall comply with the applicable requirements of the ((~~*International*~~)) *Uniform Plumbing Code*.

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SECTION 912
CHANGE OF OCCUPANCY CLASSIFICATION

912.1 General. The provisions of this section shall apply to buildings or portions thereof undergoing a change of occupancy classification. This includes a change of occupancy classification within a group as well as a change of occupancy classification from one group to a different group. Such buildings shall also comply with Sections 902 through 911. The application of requirements for the change of occupancy shall be as set forth in Sections 912.1.1 through 912.1.4. A change of occupancy, as defined in Section 202, without a corresponding change of occupancy classification shall comply with Section 901.2.

[W] 912.1.1 Compliance with Chapter 8. The requirements of Chapter 8 shall be applicable throughout the building for the new occupancy classification based on the separation conditions set forth in Sections 912.1.1.1 and 912.1.1.2. All existing buildings with a change of occupancy classification shall comply with the seismic provisions of Section 907.3.

912.1.1.1 Change of occupancy classification without separation. Where a portion of an *existing building* is changed to a new occupancy classification and that portion is not separated from the remainder of the building with fire barriers having a fire-resistance rating as required in the *International Building Code* for the separate occupancy, the entire building shall comply with all of the requirements of Chapter 8 applied throughout the building for the most restrictive occupancy classification in the building and with the requirements of this chapter.

912.1.1.2 Change of occupancy classification with separation. Where a portion of an *existing building* that is changed to a new occupancy classification and that portion is separated from the remainder of the building with fire barriers having a fire-resistance rating as required in the *International Building Code* for the separate occupancy, that portion shall comply with all the

requirements of Chapter 8 for the new occupancy classification and with the requirements of this chapter.

912.1.2 Fire protection and interior finish. The provisions of Sections 912.2 and 912.3 for fire protection and interior finish, respectively, shall apply to all buildings undergoing a change of occupancy classification.

912.1.3 Change of occupancy classification based on hazard category. The relative degree of hazard between different occupancy classifications shall be determined in accordance with the category specified in Tables 912.4, 912.5 and 912.6. Such a determination shall be the basis for the application of Sections 912.4 through 912.7.

912.1.4 Accessibility. All buildings undergoing a *change of occupancy* classification shall comply with Section 912.8.

912.2 Fire protection systems. Fire protection systems shall be provided in accordance with Sections 912.2.1 and 912.2.2.

912.2.1 Fire sprinkler system. Where a change in occupancy classification occurs that requires an automatic fire sprinkler system to be provided based on the new occupancy in accordance with Chapter 9 of the *International Building Code*, such system shall be provided throughout the area where the *change of occupancy* occurs.

Exception:

1. Subject to the approval of the building official, an automatic fire sprinkler system is not required in dwelling units according to Items 1.1 through 1.6 below. This exception is permitted to be used for the change in occupancy for one dwelling unit over the life of the building.
   - 1.1 The occupancy of one unit is permitted to be changed to a dwelling unit without an automatic sprinkler system unless sprinklers are otherwise required by this chapter. If more than one unit is changed, the new units shall be equipped with a sprinkler system.
   - 1.2 In buildings that do not comply with the provisions of this code for number of stories, allowable area, height or type of construction before the occupancy of the unit is changed, an automatic sprinkler system shall be provided in the new unit. The change of occupancy shall not be allowed if it increases the nonconformity.
   - 1.3 In buildings undergoing substantial alteration, an automatic sprinkler system shall be installed where required by this code for new construction.
   - 1.4 The occupancy of one unit is permitted to be changed to a dwelling unit in an existing duplex without an automatic sprinkler system where both of the following conditions are met:
     - 1.4.1 The project is considered a substantial alteration only because of the change in occupancy; and
     - 1.4.2 The building complies with the requirements for building height and number of stories for a Group R-2 occupancy.

1.5 Where the occupancy of one unit is changed to a dwelling unit in an existing duplex, sprinklers are required in the new unit and not in the existing units where all of the following conditions are met:

1.5.1 The existing duplex does not comply with the requirements for building height and story count for a Group R-2 occupancy;

1.5.2 The project is considered a substantial alteration only because of the change in occupancy;

1.5.3 The new unit is constructed as an addition to the duplex;

1.5.4 The new unit is separated from the existing duplex by a fire wall; and

1.5.5 The addition by itself complies with the requirements for a Group R-2 occupancy.

1.6 A sprinkler system is not required when a Group U occupancy that is accessory to a Group R-3 occupancy is converted to a dwelling unit.

912.2.2 Fire alarm and detection system. Where a change in occupancy classification occurs that requires a fire alarm and detection system to be provided based on the new occupancy in accordance with Chapter 9 of the *International Building Code*, such system shall be provided throughout the area where the *change of occupancy* occurs. Existing alarm notification appliances shall be automatically activated throughout the building. Where the building is not equipped with a fire alarm system, alarm notification appliances shall be provided throughout the area where the *change of occupancy* occurs and shall be automatically activated.

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Section 9. The following sections of Chapter 10 of the International Existing Building Code, 2009 Edition, are amended as follows:

CHAPTER 10
ADDITIONS

SECTION 1001
GENERAL

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1001.3 Other work. Any ((~~*repair or*~~)) *alteration* work within an *existing building* to which an *addition* is being made shall comply with the applicable requirements for the work as classified in Chapter 4.

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SECTION 1003
STRUCTURAL

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1003.3 Lateral-force-resisting system. The lateral force-resisting system of existing buildings to which additions are made shall comply with Sections 1003.3.1, 1003.3.2 and 1003.3.3.

Exceptions:

1. Buildings of Group R occupancy with no more than five dwelling or sleeping units used solely for residential purposes where the *existing building* and the *addition* comply with the conventional light-frame construction methods of the *International Building Code* or the provisions of the *International Residential Code*.

2. In other existing buildings where the lateral-force story shear in any story is not increased by more than 10 percent cumulative.

1003.3.1 Vertical addition. Any element of the lateral-force-resisting system of an *existing building* subjected to an increase in vertical or lateral loads from the vertical *addition* shall comply with the *International Building Code* wind provisions and the *International Building Code* level seismic forces specified in Section ((~~101.5.4.1~~)) 102.1.4.1 of this code.

1003.3.2 Horizontal addition. Where horizontal *additions* are structurally connected to an existing structure, all lateral-force-resisting elements of the existing structure affected by such *addition* shall comply with the *International Building Code* wind provisions and the *International Building Code* level seismic forces specified in Section ((~~101.5.4.1~~)) 102.1.4.1 of this code.

1003.3.3 Voluntary addition of structural elements to improve the lateral-force-resisting system. Voluntary *addition* of structural elements to improve the lateral-force-resisting system of an *existing building* shall comply with Section 707.6.

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SECTION 1006
ADDITIONS OF DWELLING UNITS

1006.1 Automatic sprinkler systems. Automatic sprinkler systems are required when new dwelling units are added to buildings according to Items 1 through 5 below. This provision is permitted to be used to add one unit over the life of the building.

1. One unit is permitted to be added to a residential or commercial building without an automatic sprinkler system unless sprinklers are otherwise required by this section. If more than one unit is added, the new units shall be equipped with a sprinkler system.
2. In buildings that do not comply with the provisions of this code for number of stories, allowable area, height or type of construction before the unit is added, an automatic sprinkler system shall be provided in the new unit. The addition of the new unit shall not be allowed if it increases the nonconformity.
3. In buildings undergoing substantial alteration, an automatic sprinkler system shall be installed where required by this code for new construction.
4. One unit is permitted to be added to an existing duplex without an automatic sprinkler system where both of the following conditions are met:

4.1 The project is considered a substantial alteration only because of the change in occupancy; and

4.2 The building complies with the requirements for building height and number of stories for a Group R-2 occupancy.

5. Where one unit is added to an existing duplex, sprinklers are required in the new unit and not in the existing units where all of the following conditions are met:

5.1 The existing duplex does not comply with the requirements for building height and story count for a Group R-2 occupancy;

5.2 The project is considered a substantial alteration only because of the change in occupancy;

5.3 The new unit is constructed as an addition to the duplex;

5.4 The new unit is separated from the existing duplex by a fire wall; and

5.5 The addition by itself complies with the requirements for a Group R-2 occupancy.

1006.1.1 Fire walls. An existing nonconforming building to which an addition is made is permitted to exceed the height, number of stories and area specified for new buildings if a fire wall is provided, the existing building is not made more nonconforming, and the addition conforms to this code.

Section 10. The following sections of Chapter 12 of the International Existing Building Code, 2009 Edition, are amended as follows:

CHAPTER 12
RELOCATED OR MOVED BUILDINGS

SECTION 1201
GENERAL

1201.1 Scope. This chapter provides requirements for relocated or moved structures.

((~~**1201.2 Conformance.** The building shall be safe for human occupancy as determined by the *International Fire Code* and the *International Property Maintenance Code*. Any *repair*, *alteration*, or *change of occupancy* undertaken within the moved structure shall comply with the requirements of this code applicable to the work being performed. Any field-fabricated elements shall comply with the requirements of the *International Building Code* or the *International Residential Code* as applicable.~~))

1201.2 Nonresidential buildings or structures. Nonresidential buildings or structures moved into or within the city shall comply with standards adopted by the building official. The building official is authorized to require an inspection of the building before or after moving. The permit holder shall correct all deficiencies identified by the inspection. The building official is authorized to require that a bond or cash deposit in an amount sufficient to abate or demolish the

building be posted prior to issuance of a permit. See Section 106 for information required on plans. Any moved building that is not in complete compliance with standards for moved buildings within eighteen months from the date of permit issuance and is found to be a public nuisance may be abated.

1201.3 Residential buildings or structures. Residential buildings or structures moved into or within the city are not required to comply with all of the requirements of this code if the original occupancy classification of the building or structure is not changed. Compliance with chapter 12 will be required if the moved residential buildings or structures undergo substantial alteration. Work performed on new and existing foundations shall comply with all of the requirements of this code for new construction.

((~~SECTION 1202~~
~~REQUIREMENTS~~

~~1202.1 Location on the lot.~~ ~~The building shall be located on the lot in accordance with the requirements of the *International Building Code* or the *International Residential Code* as applicable.~~

~~1202.2 Foundation.~~ ~~The foundation system of relocated buildings shall comply with the *International Building Code* or the *International Residential Code* as applicable.~~

~~1202.2.1 Connection to the foundation.~~ ~~The connection of the relocated building to the foundation shall comply with the *International Building Code* or the *International Residential Code* as applicable.~~

~~1202.3Wind loads.~~ ~~Buildings shall comply with *International Building Code* or *International Residential Code* wind provisions as applicable.~~

~~Exceptions:~~

~~1. Detached one- and two-family dwellings and Group U occupancies where wind loads at the new location are not higher than those at the previous location.~~

~~2. Structural elements whose stress is not increased by more than 5 percent.~~

~~1202.4 Seismic loads.~~ ~~Buildings shall comply with *International Building Code* or *International Residential Code* seismic provisions at the new location as applicable.~~

~~Exceptions:~~

~~1. Structures in Seismic Design Categories A and B and detached one- and two-family dwellings in Seismic Design Categories A, B, and C where the seismic loads at the new location are not higher than those at the previous location.~~

~~2. Structural elements whose stress is not increased by more than 5 percent.~~

~~1202.5 Snow loads.~~ ~~Structures shall comply with *International Building Code* or *International Residential Code* snow loads as applicable where snow loads at the new location are higher than those at the previous location.~~

~~Exception:~~ ~~Structural elements whose stress is not increased by more than 5 percent.~~

~~**1202.6 Flood hazard areas.** If relocated or moved into a *flood hazard area*, structures shall comply with Section 1612 of the *International Building Code*.~~

~~**1202.7 Required inspection and repairs.** The code official shall be authorized to inspect, or to require approved professionals to inspect at the expense of the owner, the various structural parts of a relocated building to verify that structural components and connections have not sustained structural damage. Any repairs required by the code official as a result of such inspection shall be made prior to the final approval.~~))

Section 11. The following sections of Chapter 13 of the International Existing Building Code, 2009 Edition, are amended as follows:

CHAPTER 13
PERFORMANCE COMPLIANCE METHODS

SECTION 1301
GENERAL

1301.1 Scope. The provisions of this chapter shall apply to the *alteration*, ((~~*repair*~~,)) *addition* and *change of occupancy* of existing structures, including ((~~historic and~~)) moved structures, as referenced in Section ((~~101.5.3~~)) 102.1.3. The provisions of this chapter are intended to maintain or increase the current degree of public safety, health and general welfare in existing buildings while permitting ((~~*repair*~~,)) *alteration*, *addition* and *change of occupancy* without requiring full compliance with Chapters 4 through 10 and Chapter 12, except where compliance with other provisions of this code is specifically required in this chapter.

1301.1.1 Compliance with other methods. *Alterations*, ((~~*repair*~~,)) *additions* and *changes of occupancy* to existing structures shall comply with the provisions of this chapter or with one of the methods provided in Section ((~~101.5~~)) 102.

[B] 1301.2 Applicability. ((~~Structures existing prior to [DATE TO BE INSERTED BY THE JURISDICTION]. Note: it is recommended that this date coincide with the effective date of building codes within the jurisdiction], in which there is work involving *additions*~~)) Additions, *alterations* ((~~or~~)) and *changes of occupancy* shall be made to conform to the requirements of this chapter or the provisions of Chapters 4 through 10 and Chapter 12. The provisions of Sections 1301.2.1 through 1301.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, M, R, and S. These provisions shall not apply to buildings with occupancies in Group H or Group I.

[B] 1301.2.1 Change in occupancy. Where an *existing building* is changed to a new occupancy classification and this section is applicable, the provisions of this section for the new occupancy shall be used to determine compliance with this code.

[B] 1301.2.2 Partial change in occupancy. Where a portion of the building is changed to a new occupancy classification and that portion is separated from the remainder of the building with fire

barrier wall assemblies having a fire-resistance rating as required by Table 508.4 of the *International Building Code* or Section R317 of the *International Residential Code* for the separate occupancies, or with approved compliance alternatives, the portion changed shall be made to conform to the provisions of this section.

Where a portion of the building is changed to a new occupancy classification and that portion is not separated from the remainder of the building with fire separation assemblies having a fire-resistance rating as required by Table 508.4 of the *International Building Code* or Section R317 of the *International Residential Code* for the separate occupancies, or with approved compliance alternatives, the provisions of this section which apply to each occupancy shall apply to the entire building. Where there are conflicting provisions, those requirements which secure the greater public safety shall apply to the entire building or structure.

[B] 1301.2.3 Additions. Additions to existing buildings shall comply with the requirements of the *International Building Code*, *International Residential Code*, and this code for new construction. The combined height and area of the *existing building* and the new *addition* shall not exceed the height and area allowed by Chapter 5 of the *International Building Code*. Where a fire wall that complies with Section 706 of the *International Building Code* is provided between the *addition* and the *existing building*, the *addition* shall be considered a separate building.

[B] 1301.2.4 Alterations ((**~~and repairs~~**))**.** An *existing building* or portion thereof that does not comply with the requirements of this code for new construction shall not be altered ((~~or repaired~~)) in such a manner that results in the building being less safe or sanitary than such building is currently. If, in the *alteration* ((~~or *repair*~~)), the current level of safety or sanitation is to be reduced, the portion altered ((~~or repaired~~)) shall conform to the requirements of Chapters 2 through 12 and Chapters 14 through 33 of the *International Building Code*.

[B] 1301.2.5 Accessibility requirements. All portions of the buildings proposed for *change of occupancy* shall conform to the accessibility provisions of *International Building Code* Section ((~~308~~)) 3411.

[B] 1301.3 Acceptance. The building code official shall evaluate compliance with this section for ((~~For *repairs,*~~)) alterations, additions, and changes of occupancy to existing buildings. ((~~that are evaluated in accordance with this section, compliance with this section shall be accepted by the *code official*.~~))

[B] 1301.3.1 Hazards. Where the *code official* determines that an unsafe condition exists ((~~as provided for in Section 116~~)), such unsafe condition shall be abated in accordance with ((~~Section 116~~)) the *International Building Code*.

[B] 1301.3.2 Compliance with other codes. Buildings that are evaluated in accordance with this section shall comply with the *International Fire Code* ((~~and *International Property Maintenance Code*~~)).

[B] 1301.3.3 Compliance with flood hazard provisions. ((~~In flood hazard areas, buildings~~)) Buildings located in flood hazard areas that are evaluated in accordance with this section shall comply with Section 1612 of the *International Building Code* if the work covered by this section constitutes *substantial improvement*.

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[B] 1301.6.11 Means-of-egress capacity and number. Evaluate the means-of-egress capacity and the number of exits available to the building occupants. In applying this section, the means of egress are required to conform to the following sections of the *International Building Code*: 1003.7, 1004, 1005.1, 1014.2, 1014.3, 1015.2, 1021, 1025.1, 1027.2, 1027.6, 1028.2, 1028.3, 1028.4 and 1029. [except that the minimum width required by this section shall be determined solely by the width for the required capacity in accordance with Table 1301.6.11(1)]. The number of exits credited is the number that is available to each occupant of the area being evaluated. Existing fire escapes shall be accepted as a component in the means of egress when conforming to Section 705.3.1.2. Under the categories and occupancies in Table 1301.6.11(2), determine the appropriate value and enter that value into Table 1301.7 under Safety Parameter 1301.6.11, Means-of-Egress Capacity, for means of egress and general safety.

[B] 1301.6.11.1 Categories. The categories for means-of-egress capacity and number of exits are:

1. Category a—Compliance with the minimum required means-of-egress capacity or number of exits is achieved through the use of a fire escape in accordance with *International Building Code* Section ((~~305~~)) 3406.

2. Category b—Capacity of the means of egress complies with Section 1004 of the *International Building Code*, and the number of exits complies with the minimum number required by Section 1021 of the *International Building Code*.

3. Category c—Capacity of the means of egress is equal to or exceeds 125 percent of the required means-of-egress capacity, the means of egress complies with the minimum required width dimensions specified in the *International Building Code*, and the number of exits complies with the minimum number required by Section 1021of the *International Building Code*.

4. Category d—The number of exits provided exceeds the number of exits required by Section 1021 of the *International Building Code*. Exits equal to not less than that specified in Section 1015.2 of the *International Building Code*.

5. Category e—The area being evaluated meets both Categories c and d.

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Section 12. The following section of Chapter 15 of the International Existing Building Code, 2009 Edition, is amended as follows:

CHAPTER 15
REFERENCED STANDARDS

This chapter lists the standards that are referenced in various sections of this document. The standards are listed herein by the promulgating agency of the standard, the standard identification, the effective date and title, and the section or sections of this document that

reference the standard. The application of the referenced standards shall be as specified in Section ((~~102.4~~)) 101.5.

Section 13. Sections 2-13 of Ordinance 122529 are repealed.

Section 14. The provisions of this ordinance are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section or portion of this ordinance, or the invalidity of the application thereof to any person, owner, or circumstance shall not affect the validity of the remainder of this ordinance, or the validity of its application to other persons, owners, or circumstances.

Section 15. For a period of 60 days following the effective date of this ordinance, the Director may accept and thereafter approve applications that are designed to comply with the requirements of Ordinance 122529.

Section 16. This ordinance shall take effect and be in force 30 days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the ____ day of _____, 2010, and signed by me in open session in authentication of its passage this _____ day of _____, 2010.

_____
President _____of the City Council

Approved by me this ____ day of _____, 2010.

_____
Michael McGinn, Mayor

Filed by me this ____ day of _____, 2010.

_____
City Clerk

(Seal)